



COUNTY OF SAN LUIS OBISPO

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ACCESSORY DWELLING UNIT ORDINANCE AMENDMENTS

Board of Supervisors
January 28, 2020



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Presentation Outline

- Overview
- Public Outreach
- Planning Commission (PC) Recommendations
- New State ADU Law
- Other Key Changes
- Recommendation
- Next Steps



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Overview

San Luis Obispo County is in need of housing affordable to a wide range of individuals and families

ADUs can help address this need:

- Utilize existing infrastructure
- Cost effective
- Ease rental housing deficits
- Provide property owners assistance with supplemental income



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Overview

What is an ADU?

- Accessory to primary residential use
- Provisions for living, sleeping, eating, cooking, and sanitation
- Maximum size: 1,200 square feet
- Not a guesthouse
- ADU or guesthouse allowed for primary residential use, not both



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Overview

ADU “Phase I”

- May 25, 2017, Board approved ADU amendments:
 - Eliminated requirement for property owner to occupy one of the units
 - Eliminated requirement to pave or chip seal access to ADU
- Coastal Commission approved ADU Phase I on December 13, 2017



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Overview

Purpose of ADU “Phase II”

- Streamline and encourage ADU development
- Align with State ADU Law



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Public Outreach

- ADU Technical Advisory Committee
- Community Organizations
- Public Workshop
- Publication of Public Review Draft
- Planning Commission Public Hearing



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PC Recommendations

Consistent with State Law and intent of Phase II:

1. Allow ADUs in AG and RL land use categories
2. Allow ADUs in front of primary dwelling if all setback requirements are satisfied
3. Deem ADU a “Residential Accessory Use”



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PC Recommendations

Prohibit ADUs in Very High Fire Hazard Severity Zones

- ADUs should not be the only excluded residential use
- Building Code addresses construction in such zones
- Approximately 2,000 more parcels would be excluded
- Counter to the intent of State ADU Law and Phase II efforts



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New State ADU Law

- Planning Commission Hearing: September 12, 2019
- Signing of New State ADU Bills: October 9, 2019
- New State ADU Law Effective: January 1, 2020



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Significant State Law Changes

1. Cannot require minimum lot size
2. Cannot require replacement of converted/demolished off-street parking
3. Must ministerially approve ADUs under specific circumstances



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Other Key Changes

Topic	Current Ordinance	Proposed Ordinance
Maximum Number of ADUs	1 ADU per lot	1 ADU per lot, except where allowed by State Law
Minimum Lot Size	6,000 sq. ft. with community water & sewer	None
Minimum Off-Street Parking	1 per bedroom, up to a maximum of 2	None
Residential Vacation Rental	Allowed	Not Allowed
Permit Review	Ministerial, with option to request exceptions via Minor Use Permit	Ministerial
Where Allowed	RSF, RS, RR, REC	AG, CR, OP, REC, RL, RMF, RR, RS, and RSF



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Recommendation

1. Adopt the resolution to amend Title 22 of the County Code and tentatively amend Title 23 of the County Code and Coastal Framework for Planning Table “O”;
2. Continue the public hearing to April 7, 2020 (Spring 2020 General Plan Amendment Cycle) for final action on amendments to Title 23 of the County Code and Coastal Framework for Planning Table “O”; and
3. Waive the reading of the ordinance if adopted.



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Next Steps

- State review of ADU Ordinance with 60 days of adoption
- Coastal Commission Hearing



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